

HOUSING NOW

Edmonton CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2011

New Home Market

Housing Starts in Edmonton Move Lower in November

Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 681 units in November, down 10 per cent from 755 units in the same month of 2010. For the year-to-

date, total housing starts amounted to 8,641 units, representing an eight per cent decrease from 9,401 units started after 11 months in 2010.

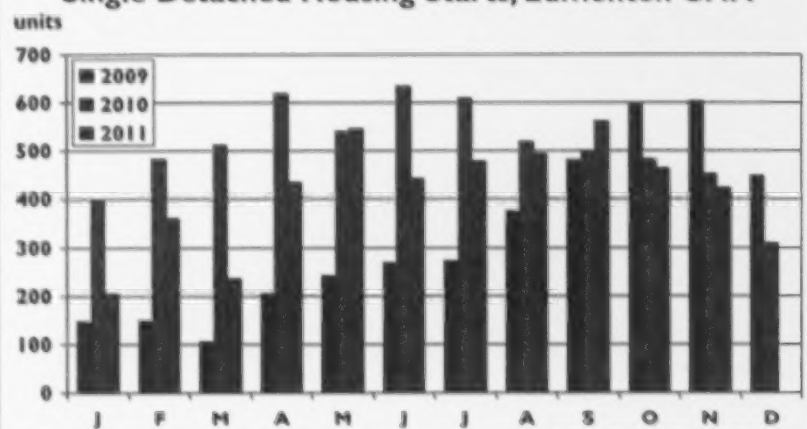
Single-detached starts across the Alberta Capital region decreased by seven per cent year-over-year in November to 423 units. To the end of November, builders poured foundations for 4,648 single-detached homes, down 19 per cent from the

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Figure 1

Single-Detached Housing Starts, Edmonton CMA

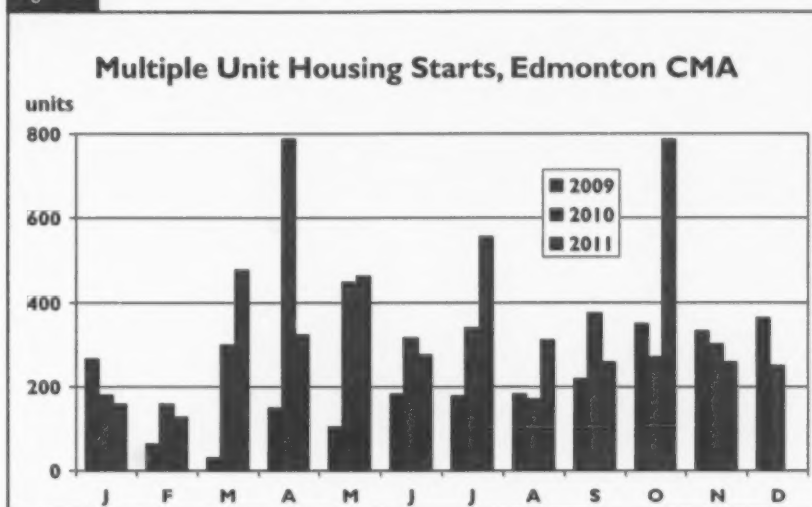


Source: CMHC

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Figure 2



Source: CMHC

5,753 units started from January to November of 2010. Through most of 2011, Edmonton builders have been lowering production in response to heightened inventories in both the new and resale markets.

Single-detached completions declined year-over-year in November for the fifth consecutive month to 422 units compared with 557 a year prior.

The number of single-detached units absorbed in November fell by 20 per cent from November 2010 to 416 units. With completions exceeding absorptions in November, inventories increased from the previous month. The region's tally of completed and unoccupied singles amounted to 624 units in November, representing a 21 per cent increase year-over-year and the highest level since June 2009.

The average price of single-detached units absorbed in November edged downward to \$484,284 compared

with \$487,122 one year earlier. After 11 months in 2011, the average absorbed price has increased by almost five per cent year-over-year to \$508,079. By comparison, contractor selling prices reported by Statistics Canada's New House Price Index (NHPI) increased in Edmonton by 1.1 per cent on a year-over-year basis in October.

Multiple family starts, which consist of semi-detached units, rows, and apartments, decreased by 15 per cent year-over-year in November to 258 units. Following a sizable upturn in October, apartment starts across Greater Edmonton decreased by 71 per cent in November to 50 units from 173 units a year prior. While row unit starts were largely unchanged from November 2010 at 72 units, semi-detached starts increased from 56 units in November 2010 to 136 units one year later.

After 11 months of 2011, multi-family starts were up 9.5 per cent over the same time in 2010, totalling 3,993 units. Multi-family builders and developers are approaching their best performance since 2007 when 7,206 multiple dwelling units were initiated.

At 311 units, multiple unit completions in November were nearly one-third higher than the 235 units completed in November 2010. Absorptions in November reached 318 units for a seven per cent gain year-over-year. As absorptions outpaced completions in November, inventories moved downward month-over-month from October. The 895 multiple units that were completed and unoccupied in November represented the lowest level since the previous year when inventories were reported at 837 units.

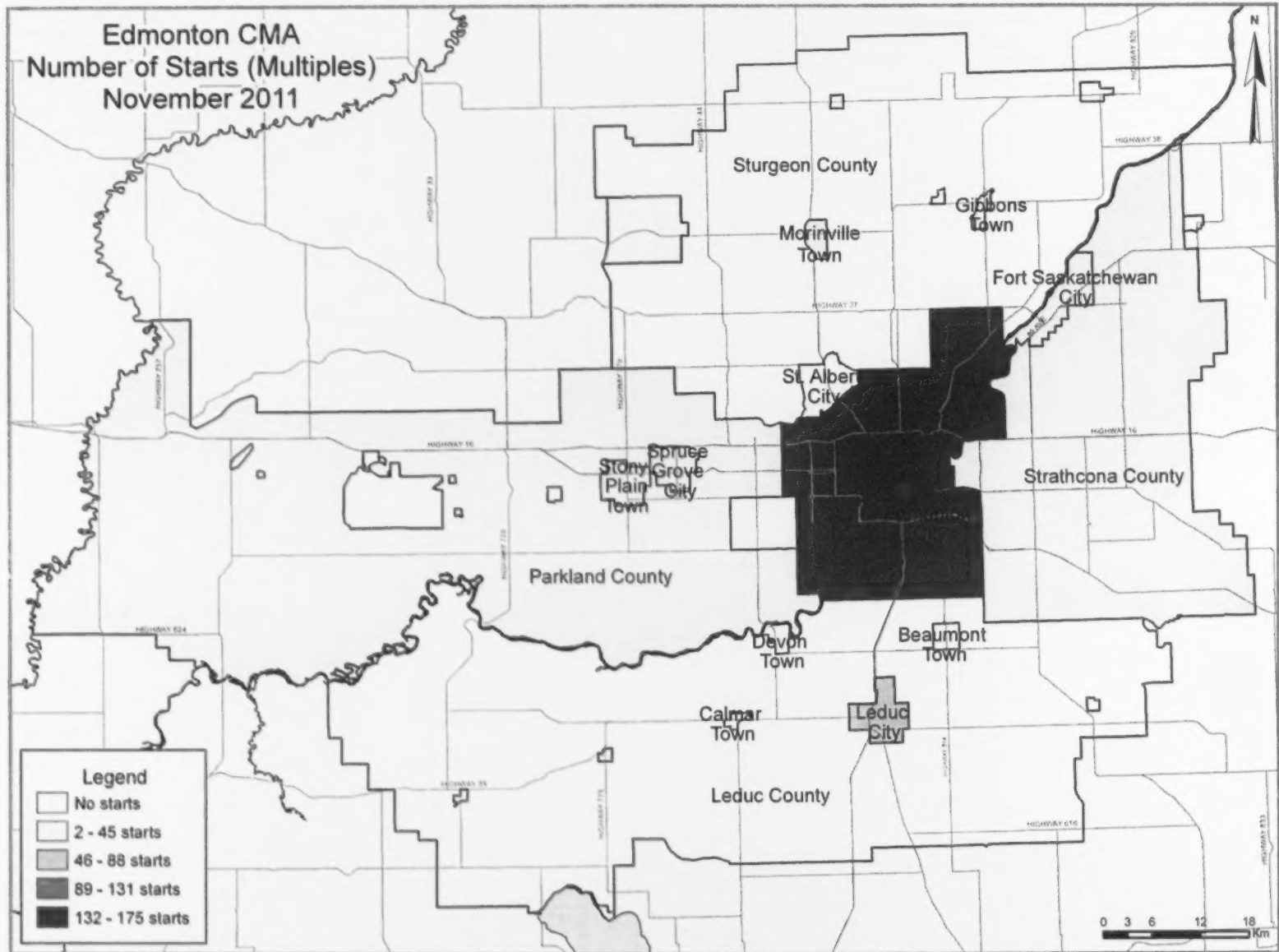
Total new housing supply, which includes unabsorbed inventory plus units under construction, stood at 10,866 units in November compared with 10,570 units a year prior. Multiple unit supply, at 6,800 units, was 11.5 per cent higher than November 2010's count. Meanwhile, single-detached supply in November was down by nine per cent year-over-year to 4,066 units.

Figure 3

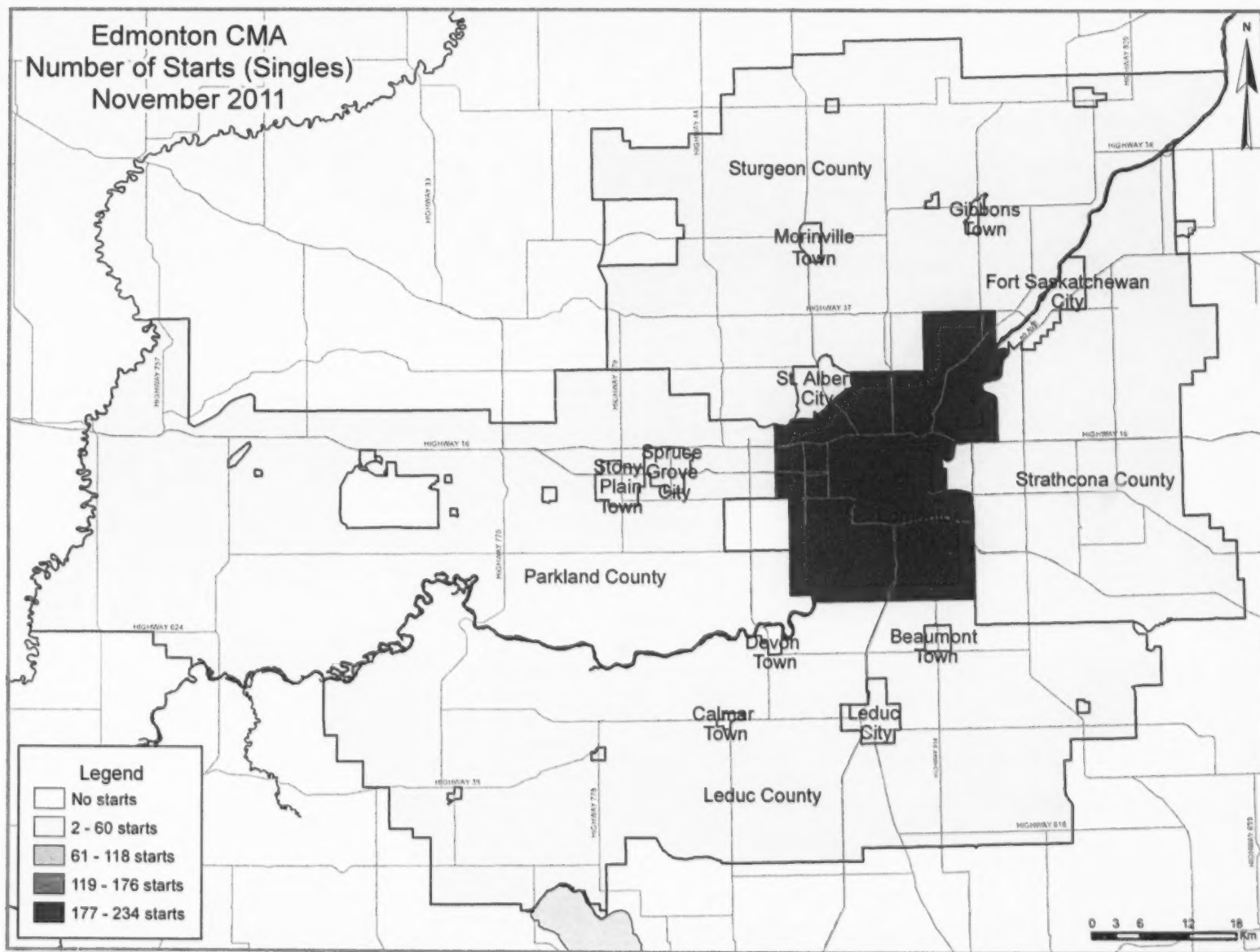


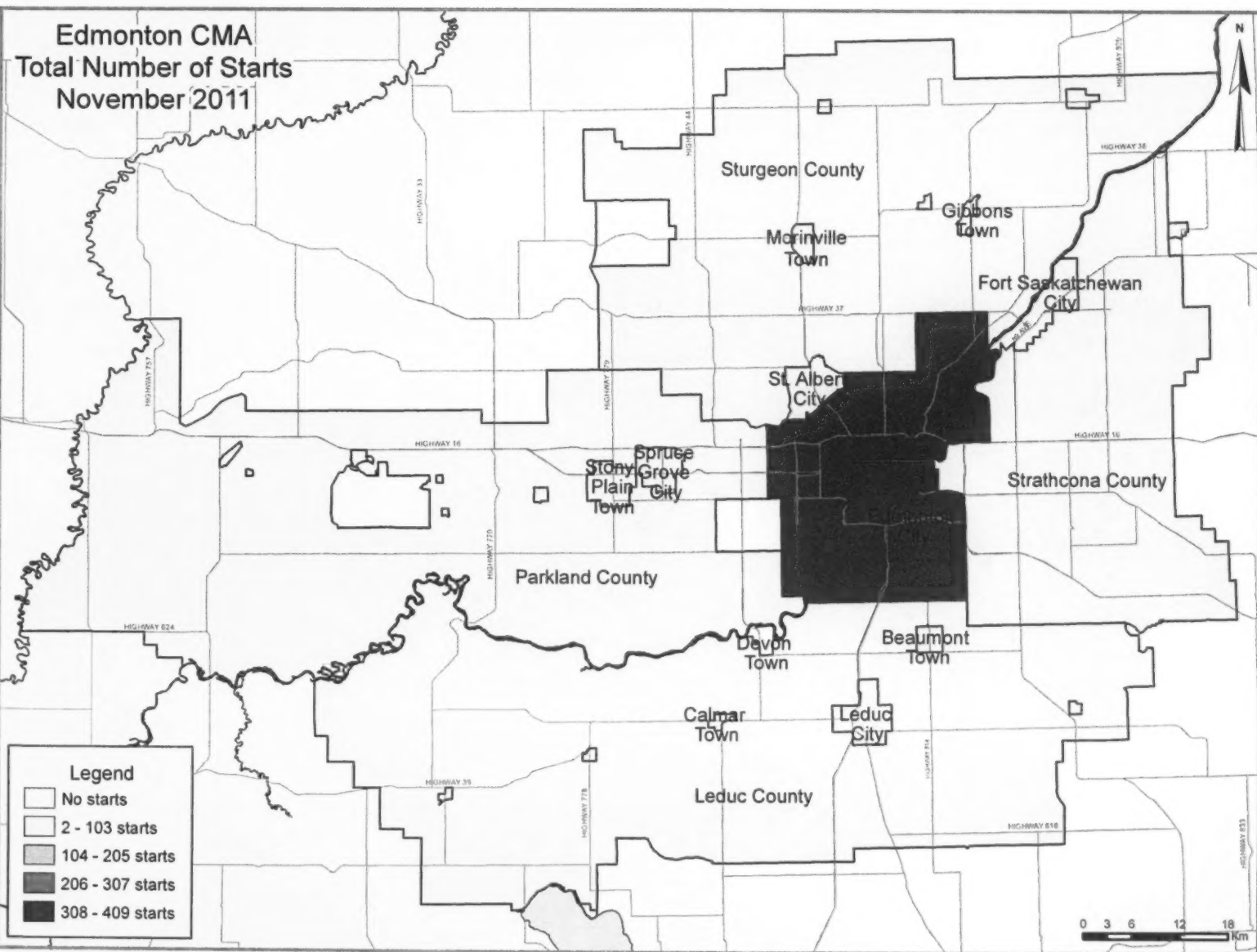
Source: CMHC

Edmonton CMA
Number of Starts (Multiples)
November 2011

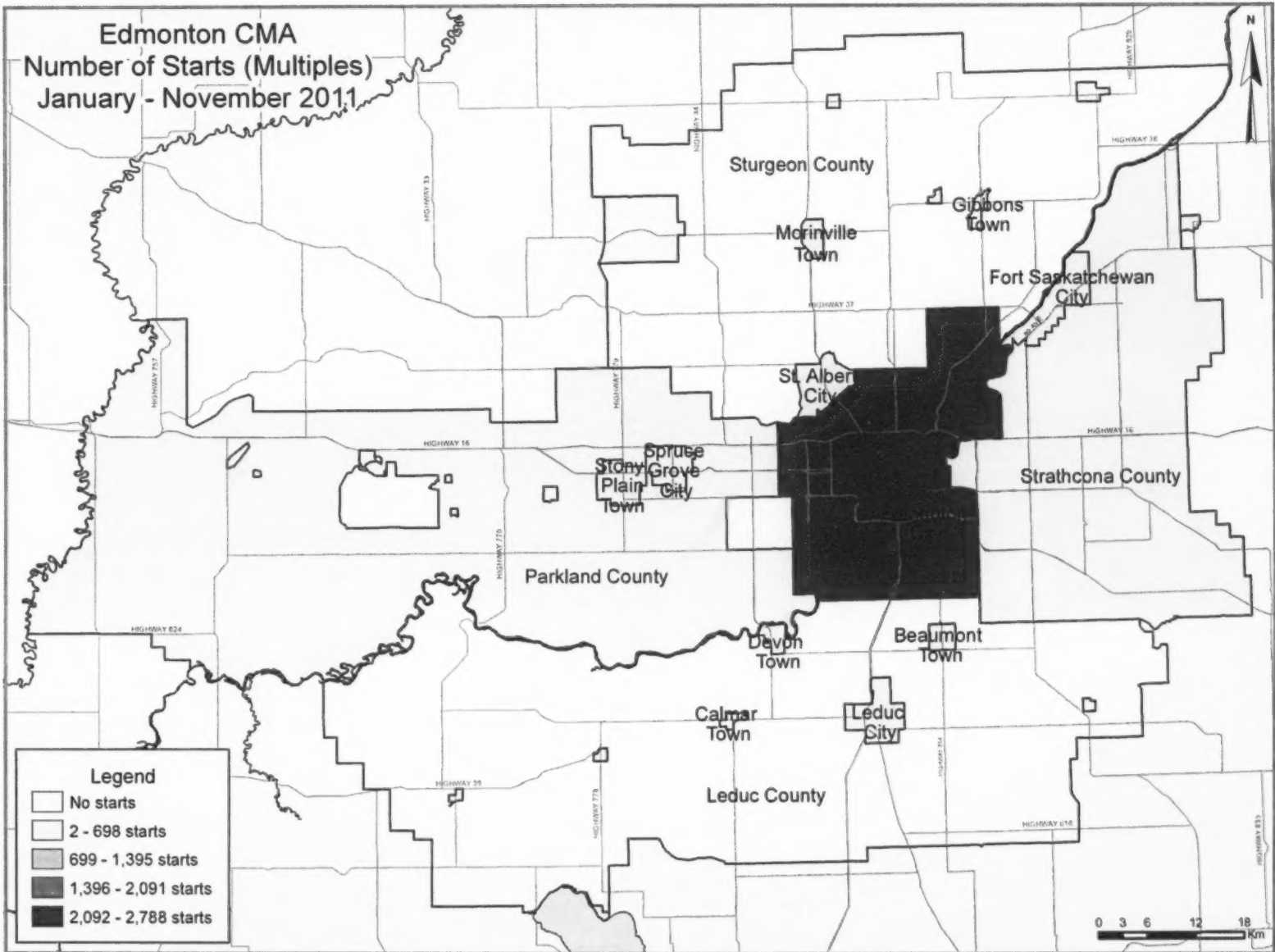


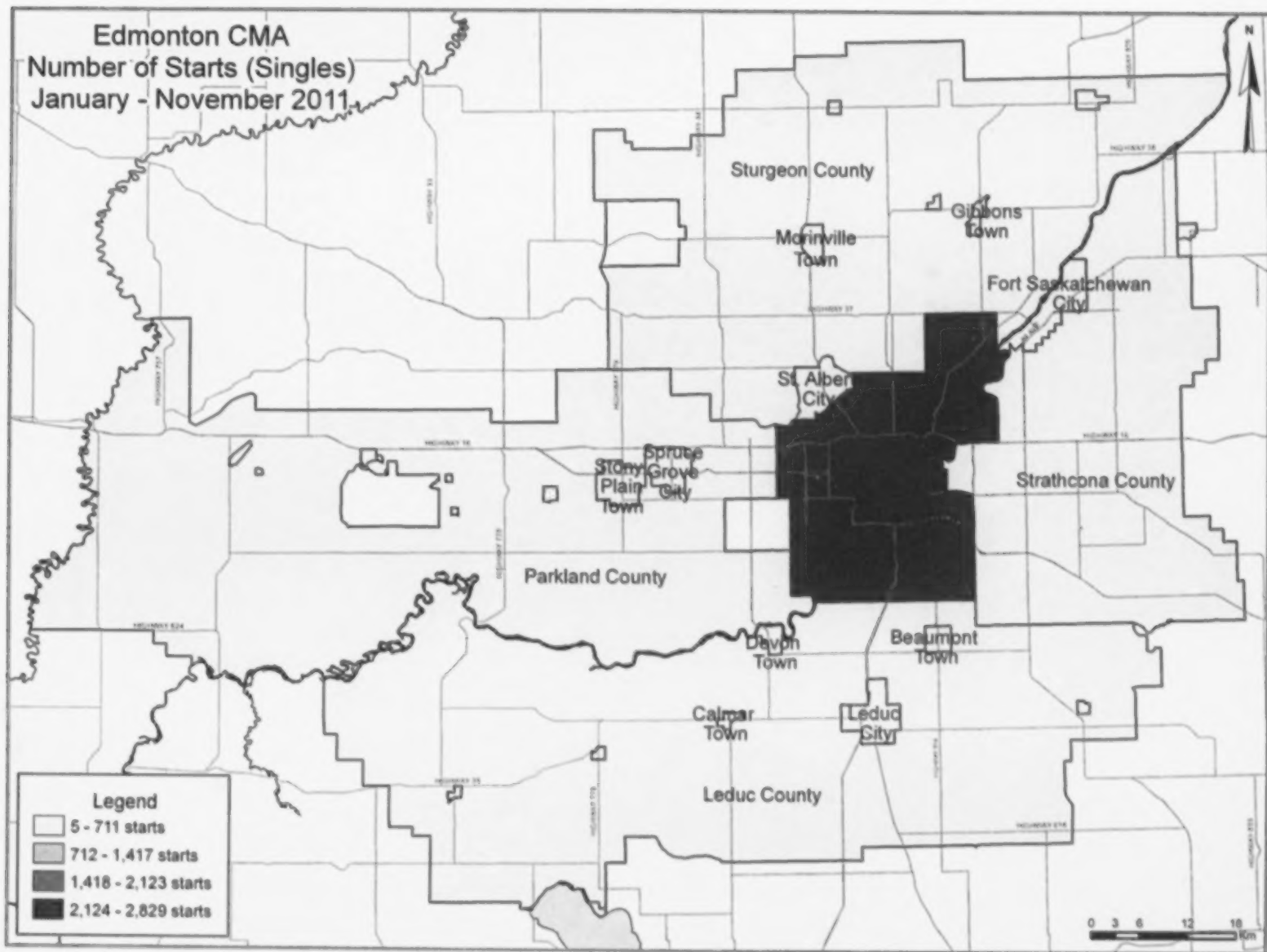
Edmonton CMA
Number of Starts (Singles)
November 2011

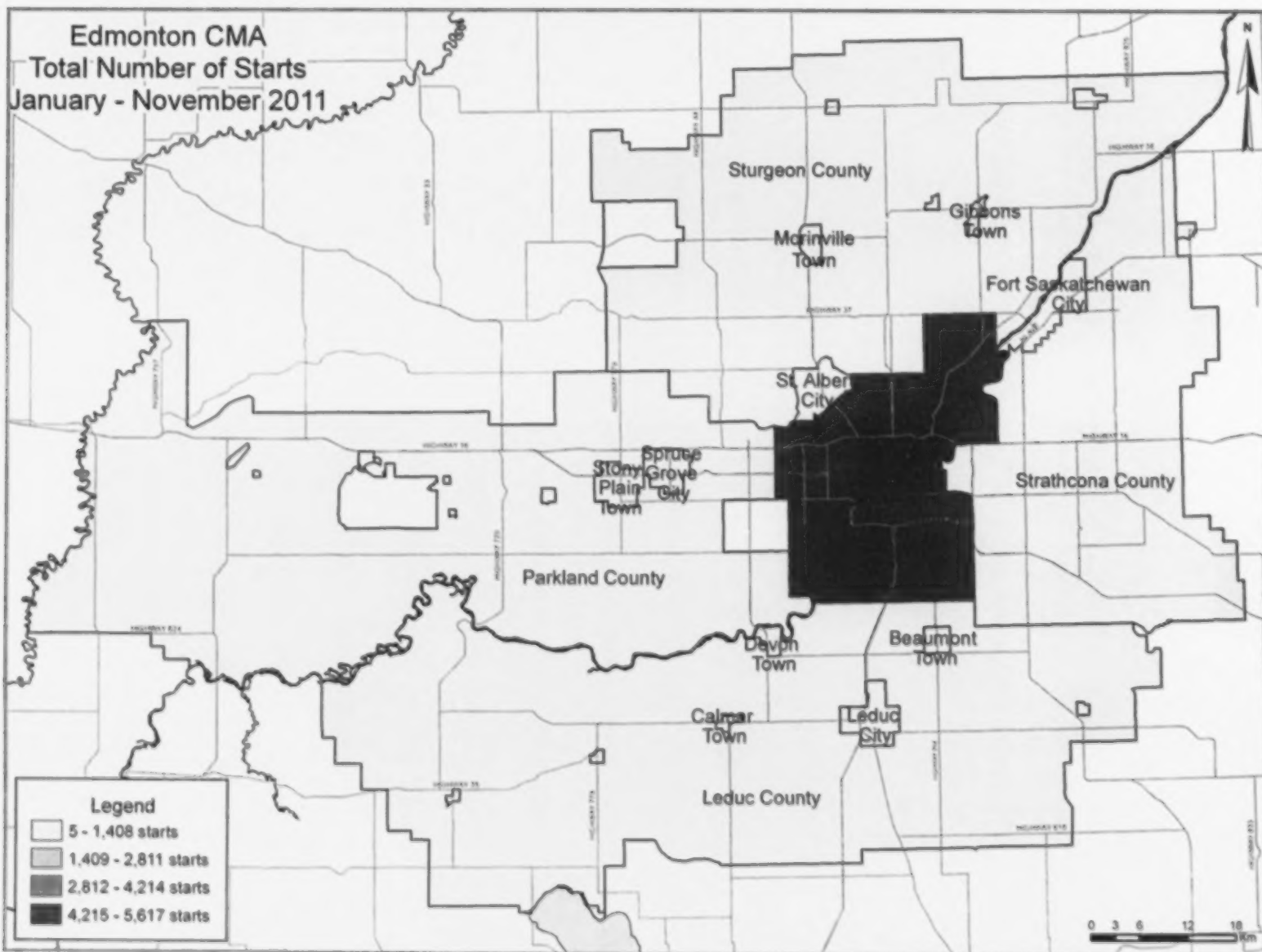




Edmonton CMA
Number of Starts (Multiples)
January - November 2011







HOUSING NOW REPORT TABLES

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- 1 Housing Activity Summary of CMA
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- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

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- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2011	423	114	18	0	76	0	0	50	681
November 2010	453	44	7	0	78	99	0	74	755
% Change	-6.6	159.1	157.1	n/a	-2.6	-100.0	n/a	-32.4	-9.8
Year-to-date 2011	4,636	1,120	126	12	605	1,392	0	750	8,641
Year-to-date 2010	5,745	1,116	118	8	773	1,342	38	261	9,401
% Change	-19.3	0.4	6.8	50.0	-21.7	3.7	-100.0	187.4	-8.1
UNDER CONSTRUCTION									
November 2011	3,425	858	105	8	795	3,343	17	796	9,347
November 2010	3,931	682	101	13	951	3,102	39	354	9,216
% Change	-12.9	25.8	4.0	-38.5	-16.4	7.8	-56.4	124.9	1.4
COMPLETIONS									
November 2011	421	98	9	1	52	0	0	152	733
November 2010	556	112	7	1	57	15	0	44	792
% Change	-24.3	-12.5	28.6	0.0	-8.8	-100.0	n/a	**	-7.4
Year-to-date 2011	4,881	876	107	9	715	1,085	68	332	8,073
Year-to-date 2010	4,839	1,150	95	9	732	983	16	460	8,284
% Change	0.9	-23.8	12.6	0.0	-2.3	10.4	**	-27.8	-2.5
COMPLETED & NOT ABSORBED									
November 2011	623	114	20	0	160	595	1	6	1,519
November 2010	516	92	15	0	164	527	1	39	1,354
% Change	20.7	23.9	33.3	n/a	-2.4	12.9	0.0	-84.6	12.2
ABSORBED									
November 2011	415	95	8	1	45	22	0	148	734
November 2010	540	122	10	1	58	51	0	55	837
% Change	-23.1	-22.1	-20.0	0.0	-22.4	-56.9	n/a	169.1	-12.3
Year-to-date 2011	4,785	834	100	10	716	1,108	3	271	7,827
Year-to-date 2010	4,719	1,113	90	9	807	1,185	7	326	8,256
% Change	1.4	-25.1	11.1	11.1	-11.3	-6.5	-57.1	-16.9	-5.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Edmonton City									
November 2011	234	68	7	0	50	0	0	50	409
November 2010	257	24	0	0	75	0	0	0	356
Beaumont Town									
November 2011	18	0	0	0	0	0	0	0	18
November 2010	26	0	0	0	0	0	0	0	26
Devon Town									
November 2011	0	0	0	0	0	0	0	0	0
November 2010	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2011	22	2	0	0	0	0	0	0	24
November 2010	13	4	0	0	0	0	0	71	88
Leduc City									
November 2011	24	32	4	0	12	0	0	0	72
November 2010	11	2	0	0	0	0	0	0	13
Leduc County									
November 2011	13	0	0	0	0	0	0	0	13
November 2010	8	0	0	0	0	0	0	0	8
Morinville Town									
November 2011	6	0	7	0	0	0	0	0	13
November 2010	10	0	3	0	3	0	0	3	19
Parkland County									
November 2011	15	2	0	0	0	0	0	0	17
November 2010	19	0	0	0	0	0	0	0	19
Spruce Grove City									
November 2011	17	2	0	0	0	0	0	0	19
November 2010	19	10	4	0	0	99	0	0	132
St. Albert City									
November 2011	22	0	0	0	0	0	0	0	22
November 2010	15	0	0	0	0	0	0	0	15
Stony Plain Town									
November 2011	7	4	0	0	0	0	0	0	11
November 2010	9	0	0	0	0	0	0	0	9
Strathcona County									
November 2011	29	4	0	0	14	0	0	0	47
November 2010	40	2	0	0	0	0	0	0	42
Sturgeon County									
November 2011	14	0	0	0	0	0	0	0	14
November 2010	23	0	0	0	0	0	0	0	23
Remainder of the CMA									
November 2011	2	0	0	0	0	0	0	0	2
November 2010	3	2	0	0	0	0	0	0	5
Edmonton CMA									
November 2011	423	114	18	0	76	0	0	50	681
November 2010	453	44	7	0	78	99	0	74	755

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Edmonton City									
November 2011	2,032	624	78	6	580	2,823	13	287	6,443
November 2010	2,026	450	58	11	683	2,490	23	42	5,826
Beaumont Town									
November 2011	179	14	0	0	0	0	0	66	259
November 2010	233	18	0	0	30	0	0	0	281
Devon Town									
November 2011	11	2	0	0	5	0	0	0	18
November 2010	9	4	0	0	10	0	0	28	51
Fort Saskatchewan City									
November 2011	131	50	0	1	2	0	0	71	255
November 2010	167	46	11	0	13	0	0	223	460
Leduc City									
November 2011	131	72	4	0	16	160	0	139	522
November 2010	267	38	0	0	12	165	0	24	506
Leduc County									
November 2011	91	0	0	0	0	0	0	0	91
November 2010	97	0	0	0	0	0	0	0	97
Morinville Town									
November 2011	42	4	15	0	40	0	0	0	101
November 2010	67	2	11	0	63	0	0	3	146
Parkland County									
November 2011	133	4	0	0	0	0	0	0	137
November 2010	188	2	0	0	0	0	0	0	190
Spruce Grove City									
November 2011	85	40	8	1	54	99	0	103	390
November 2010	157	66	13	0	4	99	0	0	339
St. Albert City									
November 2011	144	0	0	0	0	0	0	96	240
November 2010	127	4	0	0	0	101	0	0	232
Stony Plain Town									
November 2011	40	10	0	0	36	0	0	0	86
November 2010	46	4	4	0	64	141	12	0	271
Strathcona County									
November 2011	226	36	0	0	58	261	0	34	615
November 2010	327	44	4	2	72	61	0	34	544
Sturgeon County									
November 2011	126	0	0	0	0	0	0	0	126
November 2010	156	0	0	0	0	0	0	0	156
Remainder of the CMA									
November 2011	54	2	0	0	4	0	4	0	64
November 2010	64	4	0	0	0	45	4	0	117
Edmonton CMA									
November 2011	3,425	858	105	8	795	3,343	17	796	9,347
November 2010	3,931	682	101	13	951	3,102	39	354	9,216

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Edmonton City									
November 2011	265	60	9	1	26	0	0	0	361
November 2010	303	60	7	0	42	15	0	44	471
Beaumont Town									
November 2011	24	0	0	0	0	0	0	0	24
November 2010	35	6	0	0	0	0	0	0	41
Devon Town									
November 2011	2	0	0	0	0	0	0	0	2
November 2010	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
November 2011	20	10	0	0	4	0	0	152	186
November 2010	25	4	0	0	8	0	0	0	37
Leduc City									
November 2011	9	4	0	0	4	0	0	0	17
November 2010	38	10	0	0	4	0	0	0	52
Leduc County									
November 2011	11	0	0	0	0	0	0	0	11
November 2010	16	0	0	0	0	0	0	0	16
Morinville Town									
November 2011	1	0	0	0	6	0	0	0	7
November 2010	16	0	0	0	0	0	0	0	16
Parkland County									
November 2011	10	0	0	0	0	0	0	0	10
November 2010	18	0	0	0	0	0	0	0	18
Spruce Grove City									
November 2011	22	10	0	0	0	0	0	0	32
November 2010	15	16	0	0	0	0	0	0	31
St. Albert City									
November 2011	11	0	0	0	0	0	0	0	11
November 2010	17	0	0	0	0	0	0	0	17
Stony Plain Town									
November 2011	9	8	0	0	0	0	0	0	17
November 2010	15	2	0	0	0	0	0	0	17
Strathcona County									
November 2011	28	4	0	0	12	0	0	0	44
November 2010	45	14	0	1	3	0	0	0	63
Sturgeon County									
November 2011	7	0	0	0	0	0	0	0	7
November 2010	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
November 2011	2	2	0	0	0	0	0	0	4
November 2010	2	0	0	0	0	0	0	0	2
Edmonton CMA									
November 2011	421	98	9	1	52	0	0	152	733
November 2010	556	112	7	1	57	15	0	44	792

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Edmonton City									
November 2011	273	61	8	0	80	360	1	0	783
November 2010	250	55	9	0	98	353	1	27	793
Beaumont Town									
November 2011	44	2	0	0	1	0	0	0	47
November 2010	5	0	0	0	1	0	0	0	6
Devon Town									
November 2011	1	0	0	0	2	0	0	0	3
November 2010	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
November 2011	57	14	0	0	19	40	0	4	134
November 2010	51	12	1	0	23	56	0	0	143
Leduc City									
November 2011	47	11	0	0	10	20	0	0	88
November 2010	26	3	0	0	11	20	0	0	60
Leduc County									
November 2011	1	0	0	0	0	0	0	0	1
November 2010	3	0	0	0	0	0	0	0	3
Morinville Town									
November 2011	22	0	2	0	10	0	0	0	34
November 2010	18	0	2	0	9	0	0	0	29
Parkland County									
November 2011	20	2	0	0	0	0	0	0	22
November 2010	10	0	0	0	0	0	0	0	10
Spruce Grove City									
November 2011	38	12	9	0	0	74	0	0	133
November 2010	25	8	3	0	0	93	0	0	129
St. Albert City									
November 2011	31	0	0	0	0	37	0	0	68
November 2010	37	2	0	0	4	0	0	0	43
Stony Plain Town									
November 2011	24	5	0	0	10	61	0	0	100
November 2010	18	1	0	0	13	2	0	0	34
Strathcona County									
November 2011	61	4	1	0	28	0	0	2	96
November 2010	70	9	0	0	5	3	0	12	99
Sturgeon County									
November 2011	2	0	0	0	0	0	0	0	2
November 2010	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
November 2011	2	3	0	0	0	3	0	0	8
November 2010	0	2	0	0	0	0	0	0	2
Edmonton CMA									
November 2011	623	114	20	0	160	595	1	6	1,519
November 2010	516	92	15	0	164	527	1	39	1,354

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Edmonton City									
November 2011	255	66	6	1	25	16	0	0	369
November 2010	293	73	9	0	43	42	0	55	515
Beaumont Town									
November 2011	20	0	0	0	0	0	0	0	20
November 2010	35	6	0	0	0	0	0	0	41
Devon Town									
November 2011	2	0	0	0	0	0	0	0	2
November 2010	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
November 2011	16	4	0	0	2	6	0	148	176
November 2010	22	3	0	0	3	8	0	0	36
Leduc City									
November 2011	13	4	0	0	3	0	0	0	20
November 2010	34	9	0	0	8	1	0	0	52
Leduc County									
November 2011	13	0	0	0	0	0	0	0	13
November 2010	15	0	0	0	0	0	0	0	15
Morinville Town									
November 2011	7	0	0	0	4	0	0	0	11
November 2010	13	0	1	0	0	0	0	0	14
Parkland County									
November 2011	12	0	0	0	0	0	0	0	12
November 2010	17	0	0	0	0	0	0	0	17
Spruce Grove City									
November 2011	12	10	2	0	0	0	0	0	24
November 2010	15	17	0	0	1	0	0	0	33
St. Albert City									
November 2011	14	0	0	0	0	0	0	0	14
November 2010	14	0	0	0	0	0	0	0	14
Stony Plain Town									
November 2011	8	5	0	0	1	0	0	0	14
November 2010	20	4	0	0	0	0	0	0	24
Strathcona County									
November 2011	33	6	0	0	10	0	0	0	49
November 2010	47	10	0	1	3	0	0	0	61
Sturgeon County									
November 2011	7	0	0	0	0	0	0	0	7
November 2010	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
November 2011	3	0	0	0	0	0	0	0	3
November 2010	2	0	0	0	0	0	0	0	2
Edmonton CMA									
November 2011	415	95	8	1	45	22	0	148	734
November 2010	540	122	10	1	58	51	0	55	837

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Edmonton CMA
2001 - 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	% Change
Edmonton City	234	257	86	36	39	63	50	0	409	356	14.9
Beaumont Town	18	26	0	0	0	0	0	0	18	26	-30.8
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	22	13	2	4	0	0	0	71	24	88	-72.7
Gibbons Town	0	0	0	2	0	0	0	0	0	2	-100.0
Leduc City	24	11	32	2	16	0	0	0	72	13	**
Leduc County	13	8	0	0	0	0	0	0	13	8	62.5
Morinville Town	6	10	0	0	7	6	0	3	13	19	-31.6
Parkland County	15	19	2	0	0	0	0	0	17	19	-10.5
Spruce Grove City	17	19	2	10	0	4	0	99	19	132	-85.6
St. Albert City	22	15	0	0	0	0	0	0	22	15	46.7
Stony Plain Town	7	9	4	0	0	0	0	0	11	9	22.2
Strathcona County	29	40	8	2	10	0	0	0	47	42	11.9
Sturgeon County	14	23	0	0	0	0	0	0	14	23	-39.1
Remainder of the CMA	2	3	0	0	0	0	0	0	2	3	-33.3
Edmonton CMA	423	453	136	56	72	73	50	173	681	755	-9.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	2,829	3,240	860	896	454	634	1,474	1,015	5,617	5,785	-2.9
Beaumont Town	223	224	22	32	0	0	66	0	311	256	21.5
Calmar Town	5	4	0	0	0	0	0	0	5	4	25.0
Devon Town	14	10	2	4	0	5	0	28	16	47	-66.0
Fort Saskatchewan City	197	259	68	78	0	11	71	71	336	419	-19.8
Gibbons Town	17	21	0	2	0	0	0	7	17	30	-43.3
Leduc City	173	269	82	34	24	8	207	285	486	596	-18.5
Leduc County	90	111	0	0	0	0	0	0	90	111	-18.9
Morinville Town	68	112	4	0	27	17	0	3	99	132	-25.0
Parkland County	141	226	4	2	0	0	0	0	145	228	-36.4
Spruce Grove City	150	274	138	118	24	12	103	99	415	503	-17.5
St. Albert City	190	176	0	4	0	0	96	0	286	180	58.9
Stony Plain Town	81	104	20	12	0	12	0	22	101	150	-32.7
Strathcona County	295	490	64	92	52	66	125	61	536	709	-24.4
Sturgeon County	141	179	0	0	0	0	0	0	141	179	-21.2
Remainder of the CMA	34	54	2	2	4	4	0	12	40	72	-44.4
Edmonton CMA	4,648	5,753	1,266	1,276	585	769	2,142	1,603	8,641	9,401	-8.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Edmonton City	39	63	0	0	0	0	50	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	16	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	7	6	0	0	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	99	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	10	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	72	73	0	0	0	99	50	74

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	454	612	0	22	1,187	976	287	39
Beaumont Town	0	0	0	0	0	0	66	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	28
Fort Saskatchewan City	0	11	0	0	0	0	71	71
Gibbons Town	0	0	0	0	0	7	0	0
Leduc City	24	8	0	0	80	165	127	120
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	27	17	0	0	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	24	12	0	0	0	99	103	0
St. Albert City	0	0	0	0	0	0	96	0
Stony Plain Town	0	0	0	12	0	22	0	0
Strathcona County	52	66	0	0	125	61	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	4	0	12	0	0
Edmonton CMA	585	731	0	38	1,392	1,342	750	261

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Edmonton City	309	281	50	75	50	0	409	356
Beaumont Town	18	26	0	0	0	0	18	26
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	24	17	0	0	0	71	24	88
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	60	13	12	0	0	0	72	13
Leduc County	13	8	0	0	0	0	13	8
Morinville Town	13	13	0	3	0	3	13	19
Parkland County	17	19	0	0	0	0	17	19
Spruce Grove City	19	33	0	99	0	0	19	132
St. Albert City	22	15	0	0	0	0	22	15
Stony Plain Town	11	9	0	0	0	0	11	9
Strathcona County	33	42	14	0	0	0	47	42
Sturgeon County	14	23	0	0	0	0	14	23
Remainder of the CMA	2	3	0	0	0	0	2	3
Edmonton CMA	555	504	76	177	50	74	681	755

Table 2.5: Starts by Submarket and by Intended Market
January - November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	3,698	4,076	1,632	1,648	287	61	5,617	5,785
Beaumont Town	245	247	0	9	66	0	311	256
Calmar Town	5	4	0	0	0	0	5	4
Devon Town	16	14	0	5	0	28	16	47
Fort Saskatchewan City	258	348	7	0	71	71	336	419
Gibbons Town	17	23	0	7	0	0	17	30
Leduc City	259	301	100	175	127	120	486	596
Leduc County	90	111	0	0	0	0	90	111
Morinville Town	87	126	12	3	0	3	99	132
Parkland County	145	228	0	0	0	0	145	228
Spruce Grove City	257	396	55	107	103	0	415	503
St. Albert City	190	180	0	0	96	0	286	180
Stony Plain Town	101	116	0	22	0	12	101	150
Strathcona County	337	574	199	135	0	0	536	709
Sturgeon County	141	179	0	0	0	0	141	179
Remainder of the CMA	36	56	4	12	0	4	40	72
Edmonton CMA	5,882	6,979	2,009	2,123	750	299	8,641	9,401

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
November 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	% Change
Edmonton City	266	303	62	70	33	39	0	59	361	471	-23.4
Beaumont Town	24	35	0	6	0	0	0	0	24	41	-41.5
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	2	1	0	0	0	0	0	0	2	1	100.0
Fort Saskatchewan City	20	25	14	4	0	8	152	0	186	37	**
Gibbons Town	2	0	0	0	0	0	0	0	2	0	n/a
Leduc City	9	38	4	10	4	4	0	0	17	52	-67.3
Leduc County	11	16	0	0	0	0	0	0	11	16	-31.3
Morinville Town	1	16	0	0	6	0	0	0	7	16	-56.3
Parkland County	10	18	0	0	0	0	0	0	10	18	-44.4
Spruce Grove City	22	15	10	16	0	0	0	0	32	31	3.2
St. Albert City	11	17	0	0	0	0	0	0	11	17	-35.3
Stony Plain Town	9	15	8	2	0	0	0	0	17	17	0.0
Strathcona County	28	46	12	14	4	3	0	0	44	63	-30.2
Sturgeon County	7	10	0	0	0	0	0	0	7	10	-30.0
Remainder of the CMA	0	2	2	0	0	0	0	0	2	2	0.0
Edmonton CMA	422	557	112	122	47	54	152	59	733	792	-7.4

**Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Edmonton City	2,718	2,884	704	846	505	498	909	1,218	4,836	5,446	-11.2
Beaumont Town	247	77	40	18	0	6	0	0	287	101	184.2
Calmar Town	5	0	0	0	0	0	0	0	5	0	n/a
Devon Town	11	12	2	8	5	10	28	0	46	30	53.3
Fort Saskatchewan City	217	205	56	114	24	27	223	0	520	346	50.3
Gibbons Town	21	14	2	0	0	0	0	0	23	14	64.3
Leduc City	254	194	48	64	14	62	12	143	328	463	-29.2
Leduc County	97	73	0	2	0	0	0	0	97	75	29.3
Morinville Town	81	78	0	2	37	14	3	0	121	94	28.7
Parkland County	191	160	2	0	0	0	0	0	193	160	20.6
Spruce Grove City	210	253	114	86	25	12	0	0	349	351	-0.6
St. Albert City	159	178	4	22	0	24	101	82	264	306	-13.7
Stony Plain Town	89	127	18	18	28	4	141	0	276	149	85.2
Strathcona County	376	434	72	124	64	28	0	0	512	586	-12.6
Sturgeon County	172	125	0	2	0	0	0	0	172	127	35.4
Remainder of the CMA	42	34	2	2	0	0	0	0	44	36	22.2
Edmonton CMA	4,890	4,848	1,064	1,308	702	685	1,417	1,443	8,073	8,284	-2.5

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Edmonton City	33	39	0	0	0	15	0	44
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	152	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	6	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	47	54	0	0	0	15	152	44

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	452	486	53	12	843	983	66	235
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	10	0	0	0	0	28	0
Fort Saskatchewan City	24	27	0	0	0	0	223	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	14	58	0	4	0	0	12	143
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	34	14	3	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	25	12	0	0	0	0	0	0
St. Albert City	0	24	0	0	101	0	0	82
Stony Plain Town	16	4	12	0	141	0	0	0
Strathcona County	64	28	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	634	649	68	16	1,085	983	332	460

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010	Nov 2011	Nov 2010
Edmonton City	334	370	27	57	0	44	361	471
Beaumont Town	24	41	0	0	0	0	24	41
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	1	0	0	0	0	2	1
Fort Saskatchewan City	30	29	4	8	152	0	186	37
Gibbons Town	2	0	0	0	0	0	2	0
Leduc City	13	48	4	4	0	0	17	52
Leduc County	11	16	0	0	0	0	11	16
Morinville Town	1	16	6	0	0	0	7	16
Parkland County	10	18	0	0	0	0	10	18
Spruce Grove City	32	31	0	0	0	0	32	31
St. Albert City	11	17	0	0	0	0	11	17
Stony Plain Town	17	17	0	0	0	0	17	17
Strathcona County	32	59	12	4	0	0	44	63
Sturgeon County	7	10	0	0	0	0	7	10
Remainder of the CMA	2	2	0	0	0	0	2	2
Edmonton CMA	528	675	53	73	152	44	733	792

Table 3.5: Completions by Submarket and by Intended Market
January - November 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Edmonton City	3,339	3,688	1,378	1,511	119	247	4,836	5,446
Beaumont Town	273	93	14	8	0	0	287	101
Calmar Town	5	0	0	0	0	0	5	0
Devon Town	13	20	5	10	28	0	46	30
Fort Saskatchewan City	274	329	23	17	223	0	520	346
Gibbons Town	23	14	0	0	0	0	23	14
Leduc City	300	242	16	74	12	147	328	463
Leduc County	97	75	0	0	0	0	97	75
Morinville Town	89	90	26	4	6	0	121	94
Parkland County	193	160	0	0	0	0	193	160
Spruce Grove City	345	347	4	4	0	0	349	351
St. Albert City	163	194	101	30	0	82	264	306
Stony Plain Town	107	139	157	10	12	0	276	149
Strathcona County	427	530	85	56	0	0	512	586
Sturgeon County	172	127	0	0	0	0	172	127
Remainder of the CMA	44	36	0	0	0	0	44	36
Edmonton CMA	5,864	6,084	1,809	1,724	400	476	8,073	8,284

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
November 2011	33	13.5	111	45.3	55	22.4	30	12.2	16	6.5	245	433,100	460,390
November 2010	41	14.3	102	35.7	72	25.2	29	10.1	42	14.7	286	450,300	515,481
Year-to-date 2011	308	12.0	931	36.2	630	24.5	333	13.0	369	14.4	2,571	454,700	521,482
Year-to-date 2010	432	15.8	1,163	42.4	591	21.6	242	8.8	313	11.4	2,741	430,000	490,515
Beaumont Town													
November 2011	3	15.0	8	40.0	6	30.0	3	15.0	0	0.0	20	442,950	455,083
November 2010	10	28.6	12	34.3	11	31.4	2	5.7	0	0.0	35	402,890	416,595
Year-to-date 2011	42	19.5	105	48.8	46	21.4	14	6.5	8	3.7	215	412,900	427,859
Year-to-date 2010	21	25.6	31	37.8	22	26.8	6	7.3	2	2.4	82	402,005	421,753
Calmar Town													
November 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
November 2011	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
November 2010	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2011	2	15.4	8	61.5	3	23.1	0	0.0	0	0.0	13	396,000	402,803
Year-to-date 2010	1	9.1	6	54.5	2	18.2	2	18.2	0	0.0	11	369,313	427,716
Fort Saskatchewan City													
November 2011	4	25.0	10	62.5	2	12.5	0	0.0	0	0.0	16	421,900	405,969
November 2010	1	4.5	15	68.2	3	13.6	2	9.1	1	4.5	22	435,000	449,623
Year-to-date 2011	14	6.9	142	70.0	30	14.8	11	5.4	6	3.0	203	399,900	427,510
Year-to-date 2010	35	19.0	106	57.6	25	13.6	9	4.9	9	4.9	184	389,650	418,329
Gibbons Town													
November 2011	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	7	33.3	10	47.6	4	19.0	0	0.0	0	0.0	21	373,000	384,167
Year-to-date 2010	8	57.1	6	42.9	0	0.0	0	0.0	0	0.0	14	345,000	335,214
Leduc City													
November 2011	3	23.1	6	46.2	1	7.7	2	15.4	1	7.7	13	412,000	433,091
November 2010	20	58.8	13	38.2	1	2.9	0	0.0	0	0.0	34	334,900	338,579
Year-to-date 2011	92	38.3	101	42.1	28	11.7	13	5.4	6	2.5	240	372,950	391,020
Year-to-date 2010	91	45.5	72	36.0	21	10.5	13	6.5	3	1.5	200	360,200	377,356
Leduc County													
November 2011	2	15.4	2	15.4	1	7.7	2	15.4	6	46.2	13	618,500	610,335
November 2010	2	13.3	5	33.3	4	26.7	2	13.3	2	13.3	15	490,000	482,993
Year-to-date 2011	16	16.5	22	22.7	16	16.5	21	21.6	22	22.7	97	513,250	520,696
Year-to-date 2010	15	21.4	19	27.1	20	28.6	9	12.9	7	10.0	70	460,450	457,047
Morinville Town													
November 2011	1	16.7	5	83.3	0	0.0	0	0.0	0	0.0	6	--	--
November 2010	6	46.2	7	53.8	0	0.0	0	0.0	0	0.0	13	351,400	353,008
Year-to-date 2011	17	24.6	49	71.0	3	4.3	0	0.0	0	0.0	69	379,000	381,275
Year-to-date 2010	27	34.2	44	55.7	8	10.1	0	0.0	0	0.0	79	365,000	369,086

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 2011**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
November 2011	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
November 2010	1	12.5	0	0.0	2	25.0	0	0.0	5	62.5	8	--	--
Year-to-date 2011	5	7.1	7	10.0	9	12.9	10	14.3	39	55.7	70	700,000	714,558
Year-to-date 2010	23	24.5	14	14.9	12	12.8	7	7.4	38	40.4	94	510,500	598,638
Spruce Grove City													
November 2011	1	10.0	7	70.0	1	10.0	1	10.0	0	0.0	10	397,789	400,649
November 2010	4	30.8	6	46.2	2	15.4	1	7.7	0	0.0	13	362,398	385,444
Year-to-date 2011	21	11.4	102	55.4	32	17.4	24	13.0	5	2.7	184	421,095	439,547
Year-to-date 2010	59	25.0	129	54.7	32	13.6	12	5.1	4	1.7	236	379,950	398,060
St. Albert City													
November 2011	0	0.0	4	30.8	3	23.1	0	0.0	6	46.2	13	529,000	562,931
November 2010	0	0.0	4	30.8	1	7.7	7	53.8	1	7.7	13	551,200	533,085
Year-to-date 2011	1	0.6	35	22.7	47	30.5	34	22.1	37	24.0	154	544,400	567,690
Year-to-date 2010	1	0.6	43	26.5	51	31.5	38	23.5	29	17.9	162	516,100	567,951
Stony Plain Town													
November 2011	0	0.0	3	37.5	4	50.0	0	0.0	1	12.5	8	--	--
November 2010	11	55.0	5	25.0	3	15.0	1	5.0	0	0.0	20	309,950	308,202
Year-to-date 2011	17	20.7	50	61.0	12	14.6	1	1.2	2	2.4	82	399,507	393,077
Year-to-date 2010	55	43.7	52	41.3	13	10.3	2	1.6	4	3.2	126	365,000	375,251
Strathcona County													
November 2011	0	0.0	10	35.7	8	28.6	4	14.3	6	21.4	28	492,500	600,464
November 2010	0	0.0	15	31.3	20	41.7	5	10.4	8	16.7	48	484,000	556,831
Year-to-date 2011	0	0.0	97	26.6	131	36.0	61	16.8	75	20.6	364	504,500	591,370
Year-to-date 2010	3	0.8	130	33.5	135	34.8	49	12.6	71	18.3	388	481,500	589,955
Sturgeon County													
November 2011	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	--	--
November 2010	2	20.0	0	0.0	2	20.0	3	30.0	3	30.0	10	595,000	643,000
Year-to-date 2011	37	21.8	23	13.5	22	12.9	26	15.3	62	36.5	170	550,000	571,459
Year-to-date 2010	26	20.5	11	8.7	20	15.7	28	22.0	42	33.1	127	580,000	580,669
Remainder of the CMA													
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2010	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2011	14	48.3	9	31.0	3	10.3	1	3.4	2	6.9	29	390,000	394,331
Year-to-date 2010	16	53.3	6	20.0	2	6.7	2	6.7	4	13.3	30	334,900	389,789
Edmonton CMA													
November 2011	48	12.3	170	43.6	83	21.3	45	11.5	44	11.3	390	438,850	484,284
November 2010	98	18.8	187	35.8	122	23.4	53	10.2	62	11.9	522	434,504	487,122
Year-to-date 2011	596	13.3	1,691	37.7	1,016	22.7	549	12.2	633	14.1	4,485	448,400	508,079
Year-to-date 2010	813	17.9	1,832	40.3	954	21.0	419	9.2	526	11.6	4,544	429,000	485,458

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
November 2011**

Submarket	Nov 2011	Nov 2010	% Change	YTD 2011	YTD 2010	% Change
Edmonton City	460,390	515,481	-10.7	521,482	490,515	6.3
Beaumont Town	455,083	416,595	9.2	427,859	421,753	1.4
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	402,803	427,716	-5.8
Fort Saskatchewan City	405,969	449,623	-9.7	427,510	418,329	2.2
Gibbons Town	--	--	n/a	384,167	335,214	14.6
Leduc City	433,091	338,579	27.9	391,020	377,356	3.6
Leduc County	610,335	482,993	26.4	520,696	457,047	13.9
Morinville Town	--	353,008	n/a	381,275	369,086	3.3
Parkland County	--	--	n/a	714,558	598,638	19.4
Spruce Grove City	400,649	385,444	3.9	439,547	398,060	10.4
St. Albert City	562,931	533,085	5.6	567,690	567,951	0.0
Stony Plain Town	--	308,202	n/a	393,077	375,251	4.8
Strathcona County	600,464	556,831	7.8	591,370	589,955	0.2
Sturgeon County	--	643,000	n/a	571,459	580,669	-1.6
Remainder of the CMA	--	--	n/a	394,331	389,789	1.2
Edmonton CMA	484,284	487,122	-0.6	508,079	485,458	4.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
November 2011

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2010	January	884	21.1	1,478	2,199	2,670	55.4	314,783	-0.7	321,571
	February	1,298	20.7	1,510	2,505	2,759	54.7	316,927	2.6	325,683
	March	1,691	22.5	1,434	3,728	2,929	49.0	342,933	11.0	335,588
	April	1,846	0.2	1,473	3,884	3,036	48.5	339,172	8.7	340,773
	May	1,825	-15.5	1,379	3,670	3,010	45.8	340,723	4.4	332,554
	June	1,658	-35.0	1,200	3,473	2,864	41.9	335,271	2.1	328,466
	July	1,389	-39.0	1,243	2,955	2,707	45.9	329,731	1.5	325,981
	August	1,305	-22.0	1,232	2,730	2,656	46.4	326,550	2.6	329,846
	September	1,282	-24.8	1,303	2,695	2,751	47.4	325,060	-0.7	327,419
	October	1,154	-24.8	1,354	2,291	2,610	51.9	317,096	-0.6	324,933
	November	1,223	-3.0	1,402	1,877	2,529	55.4	318,538	0.0	330,294
	December	848	-10.5	1,395	1,124	2,609	53.5	310,885	-2.6	321,951
2011	January	792	-10.4	1,293	2,160	2,651	48.8	315,483	0.2	323,092
	February	1,132	-12.8	1,320	2,666	2,870	46.0	311,674	-1.7	321,815
	March	1,613	-4.6	1,380	2,983	2,470	55.9	326,557	-4.8	320,240
	April	1,605	-13.1	1,343	3,308	2,620	51.3	327,805	-3.4	326,420
	May	2,007	10.0	1,413	3,556	2,636	53.6	331,537	-2.7	322,726
	June	1,901	14.7	1,435	3,298	2,682	53.5	328,695	-2.0	322,609
	July	1,603	15.4	1,490	3,082	2,804	53.1	334,444	1.4	326,055
	August	1,642	25.8	1,474	2,987	2,690	54.8	325,322	-0.4	325,503
	September	1,345	4.9	1,419	2,585	2,538	55.9	332,782	2.4	332,473
	October	1,272	10.2	1,455	2,193	2,530	57.5	320,306	1.0	326,948
	November	1,166	-4.7	1,383	1,810	2,513	55.0	319,559	0.3	326,741
	December									
	Q3 2010	3,976	-29.7		8,380			327,181	1.1	
	Q3 2011	4,590	15.4		8,654			330,694	1.1	
	YTD 2010	15,555	-14.5		32,007			329,780	2.9	
	YTD 2011	16,078	3.4		30,628			326,142	-1.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators**November 2011**

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	88.7	122.4	636	7.1	72.7	920
	February	604	3.60	5.39	89.0	122.9	630	6.9	71.8	905
	March	631	3.60	5.85	88.7	122.3	622	7.3	71.1	896
	April	655	3.80	6.25	89.2	122.6	623	7.6	71.3	897
	May	639	3.70	5.99	89.2	122.8	630	7.3	71.9	907
	June	633	3.60	5.89	89.0	122.7	637	7.0	72.2	918
	July	627	3.50	5.79	89.0	123.5	634	6.8	71.7	925
	August	604	3.30	5.39	89.1	122.9	634	6.8	71.5	943
	September	604	3.30	5.39	89.1	122.8	634	6.5	71.2	950
	October	598	3.20	5.29	89.1	123.3	637	6.2	71.3	950
	November	607	3.35	5.44	89.2	123.0	640	5.9	71.4	938
	December	592	3.35	5.19	89.1	123.1	646	5.8	71.8	935
2011	January	592	3.35	5.19	89.0	123.9	650	5.8	72.3	929
	February	607	3.50	5.44	90.0	124.3	657	5.8	72.9	932
	March	601	3.50	5.34	89.8	124.8	659	5.8	73.0	937
	April	621	3.70	5.69	89.6	126.2	659	5.7	72.9	944
	May	616	3.70	5.59	89.8	126.5	660	5.6	72.7	950
	June	604	3.50	5.39	90.1	125.6	663	5.4	72.8	954
	July	604	3.50	5.39	90.0	125.9	669	5.3	73.2	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.7	950
	September	592	3.50	5.19	89.6	126.4	681	5.3	74.4	948
	October	598	3.50	5.29	90.1	127.6	682	5.4	74.4	951
	November	598	3.50	5.29		126.9	682	5.4	74.3	955
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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